

McMillan Sand Filtration Site

RECOMMENDATIONS

NEXT STEPS TOWARDS IMPLEMENTATION

- A RFP related to development of McMillan should not be issued at this time.
- DHCD received stewardship of the site for disposition purposes, but it does not appear now that revitalization of the site will occur in the short term. Given this, the site should be returned to the Office of Property Management which should assume the cost for maintaining the site until such a time as it is transferred for revitalization.
- The site requires a public-private partnership development strategy. Transfer the long-term stewardship and management of the revitalization process for McMillan from District Government to a public development entity.
- The primary responsibilities of the Public Development Entity would be to develop and implement a Master Development Plan and Disposition Strategy that includes:
 - Detailed design and site guidelines
 - Detailed financial modeling and phasing strategy
 - Development program
 - Public sector costs analysis-development and operating
 - Solicitation for innovative design and development partners

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- By the end of December 2002, the District should accept proposals from potential public development entities. Proposals should respond to these recommendations and present strategies for how the potential entity might managing the revitalization process for this site.
- The District should retain ownership of the historic site. Development on McMillan should be through a long-term grounds lease structure that allows the District to regain some revenue that is then used to maintain and upgrade public components of the site and in the surrounding neighborhoods.
- Establish a Coalition of McMillan Revitalization Partners (CMRP), an advisory group to work with the public development entity. The Coalition should include: District Government, NCRC, area universities and hospitals, Soldiers and Airmen's Home, Army Corp of Engineers, WMATA, National Capital Planning Commission, National Park Service, Federal Department of Transportation and McMillan Park Committee.

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ACKNOWLEDGEMENTS

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SPECIAL ACKNOWLEDGEMENTS

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Charlene Drew Jarvis, former Ward 4 Council Member

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Bill Merritt, Trinity College

Emery Mills, *The Common Denominator*

Keegan Mosby, Bloomingdale Resident

Tony Norman, Representative, Councilmember Graham / McMillan Park Committee

Phil Ogilvie, George Washington University

Anita Rice, LeDroit Park Resident

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Meeting Presentations, Facilities, and Supplies

Arthur Dade, formerly President, North Capitol Neighborhood Development, Inc.

Miriam Gusevich, The Catholic University of America, School of Architecture

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All Nations Baptist Church

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SPECIAL ACKNOWLEDGEMENTS

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Development Sector Round-table

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